Asbestos Management Survey

Brimpton Village Hall Crookham Common Road Brimpton, Reading RG7 4ST

Surveyed On: 30 Aug 2024

Our Ref: Management Survey

Job Id: 2979

Bellspire Ltd
01525 213888
Info@bellspire.co.uk
Rivers Lodge, West Common, Harpenden AL5 2JD

Bellspire
Asbestos · Fire · EPC

Report Details

Report By	Bellspire Ltd
Client	Brimpton Village Hall
Project	Management Survey
Site Address	Brimpton Village Hall Crookham Common Road Brimpton, Reading RG7 4ST
Site Coordinates	51.3769429, -1.2088086
Site Location	
Surveyors	Danny Viola (RSPH Level 3) (FPA C17C-W17A)
Survey Dates	30 Aug 2024
QC Date	30 Aug 2024

Totals

An overview of the data collected on site, during the survey

Very Low	Low	Medium	High
0	0	0	0

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Sign Off

Quality Control
Danny Viola
30th Aug 2024

Introduction

This survey was conducted in accordance with **HSG 264 (Asbestos: The Survey Guide)**. Bellspire Ltd cannot accept any liability for loss, injury, damage or penalty issues that arise for reasons of survey scope limitations. Bellspire Ltd cannot be held responsible for asbestos potentially present in areas of the building not explicitly specified within the client instruction, not indicated on provided site plans or not physically possible to access. Bellspire Ltd cannot be held responsible for any damage caused as part of this survey carried out on your behalf. Due to the nature and necessity of sampling for asbestos some damage is unavoidable and will be limited to that necessary for taking of the samples.

Executive Summary

Variations to Scope

All areas within scope were accessed during the survey

Summary of Asbestos-Containing Materials

These suspected materials were assessed as **asbestos-containing**.

Building / Level / Location	Item	Material	Material Score	Recommendation	Page
nothing to show					

Summary of Non-Asbestos-Containing Materials

These suspected materials were assessed as **non-asbestos-containing**.

Building / Level / Location	Item	Material	Page
nothing to show			

Summary of Locations or Items of Limited Access

These locations or items could not be fully accessed during survey. Asbestos should be presumed to be present until a further assessment can be undertaken. Note that the survey scope may exclude other areas - see **Report Details (p. 2)** and **Variations to Scope (p. 4)**.

Building / Level / Location	Inspect	Access / Notes	Photo 1	Photo 2	Page
all locations and items were fully accessed					

Register

Building / Level / Location	Item	Material	Strategy / Sample Id	Extent	Fibre Type	Product Type	Extent of Damage	Surface Treatment	Material Score	Recommendation	Page
				n/a							

Inspected Locations and Items

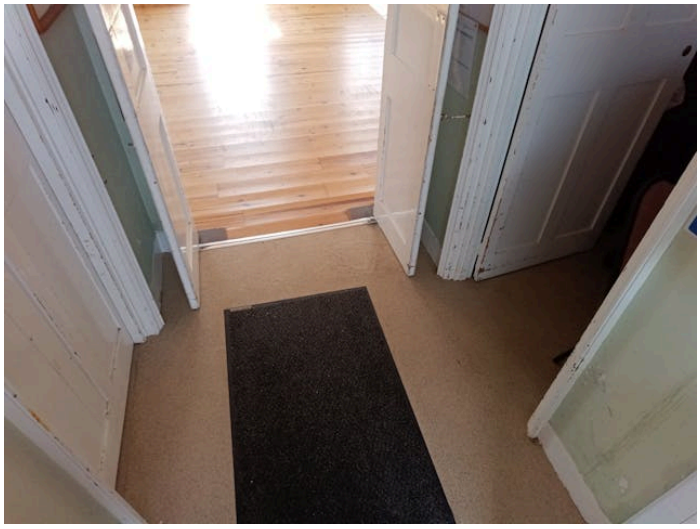
A summary of all locations and items inspected during the survey, including ACMs, non-ACMs and items & locations that could not be fully accessed.

Building / Level / Location	Item	Material	Access / Notes	Material Score	Recommendation	Page
Main Building / 0 / 001 - Hallway	Vinyl flooring to concrete floor, plastered brick walls, plasterboard ceiling					9
Main Building / 0 / 002 - Store Room	Vinyl flooring to concrete floor, plastered brick walls, plasterboard ceiling					10
Main Building / 0 / 003 - Store Room	Vinyl flooring to concrete floor, plastered brick walls, plasterboard ceiling					11
Main Building / 0 / 004 - Hall	Timber floor, plastered brick walls with timber panelling, timber ceiling					12
Main Building / 0 / 005 - Store Room	Vinyl flooring to concrete floor, plastered brick walls, wall mounted electrics, plasterboard ceiling					13
Main Building / 0 / 006 - Kitchen	Vinyl flooring to concrete floor, plastered brick walls, wall mounted water heater, plasterboard ceiling					14
Main Building / 0 / 007 - Lobby	Altro flooring to concrete floor, plastered brick walls, plasterboard ceiling					15
Main Building / 0 / 008 - Toilet	Altro flooring to concrete floor, plastered brick walls, ceramic amenities, plasterboard ceiling					16
Main Building / 0 / 009 - Toilet	Altro flooring to concrete floor, plastered brick walls, ceramic amenities, plasterboard ceiling					17
Main Building / 0 / 010 - Toilet	Altro flooring to concrete floor, plastered brick walls, ceramic amenities, plasterboard ceiling					18
Main Building / 1 / 011 - Loft	MMMF insulation to plasterboard ceiling, brick gable ends, timber battened roof					19
Main Building / External / 012 - External	Masonry brick built, Upvc windows and doors, plastic rainwater goods, timber soffit boards and a clay tiled pitched roof					20

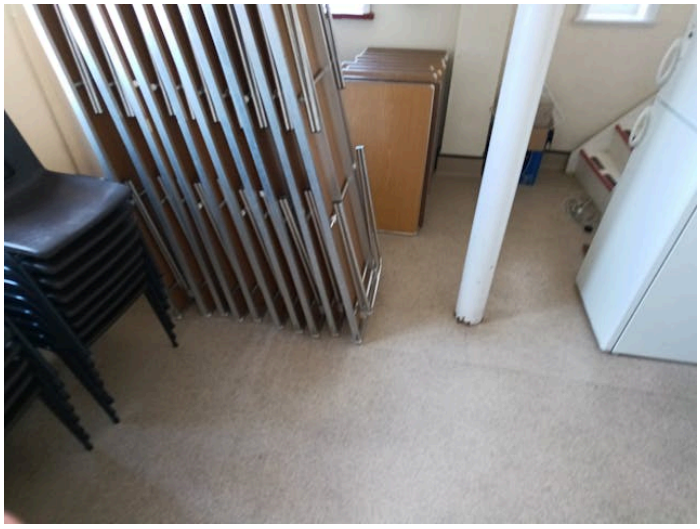
Survey Inspection Detail

See following pages for additional photographs,
notes and scores for inspected locations and items...

Main Building > 0 > 001 - Hallway > Location Notes

Building	Main Building	**Level**	0
Location	001 - Hallway	**Item**	
			
Location Notes	Vinyl flooring to concrete floor, plastered brick walls, plasterboard ceiling		

Main Building > 0 > 002 - Store Room > Location Notes

Building	Main Building	**Level**	0
Location	002 - Store Room	**Item**	
			
Location Notes	Vinyl flooring to concrete floor, plastered brick walls, plasterboard ceiling		

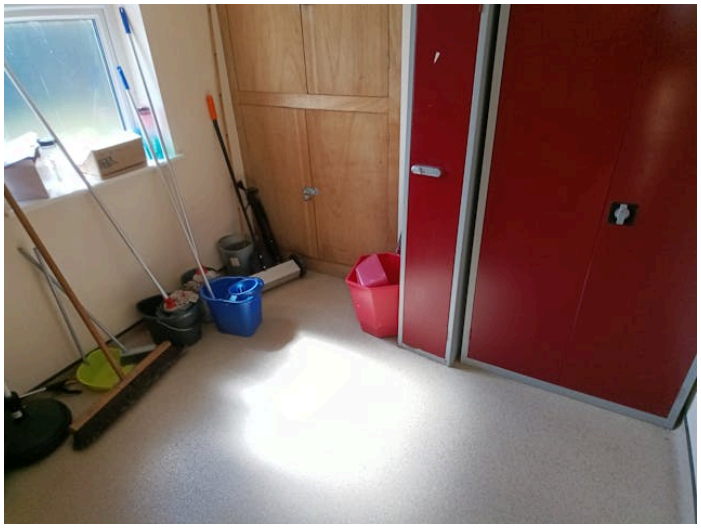
Main Building > 0 > 003 - Store Room > Location Notes

Building	Main Building	**Level**	0
Location	003 - Store Room	**Item**	
			
Location Notes	Vinyl flooring to concrete floor, plastered brick walls, plasterboard ceiling		

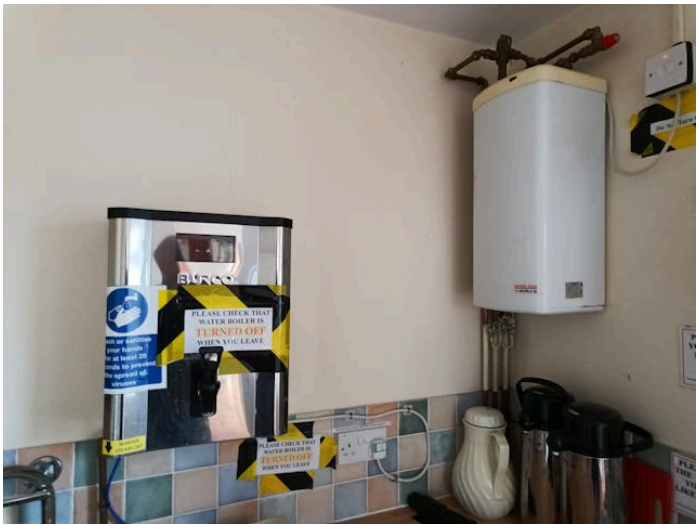
Main Building > 0 > 004 - Hall > Location Notes

Building	Main Building	**Level**	0
Location	004 - Hall	**Item**	
			
Location Notes	Timber floor, plastered brick walls with timber panelling, timber ceiling		

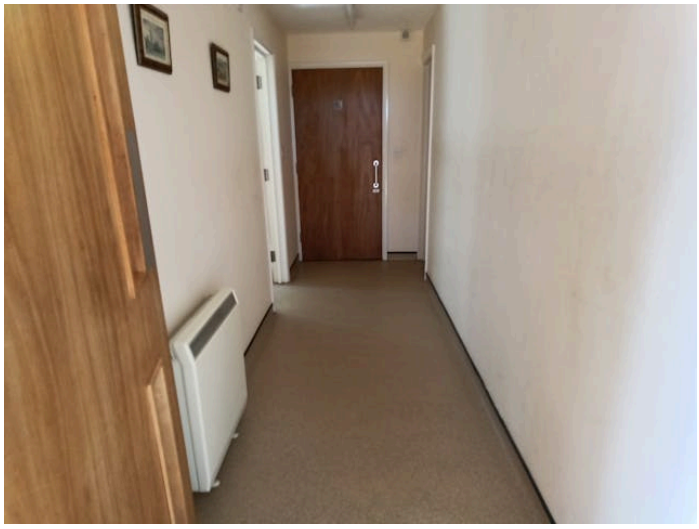
Main Building > 0 > 005 - Store Room > Location Notes

Building	Main Building	**Level**	0
Location	005 - Store Room	**Item**	
			
Location Notes	Vinyl flooring to concrete floor, plastered brick walls, wall mounted electrics, plasterboard ceiling		

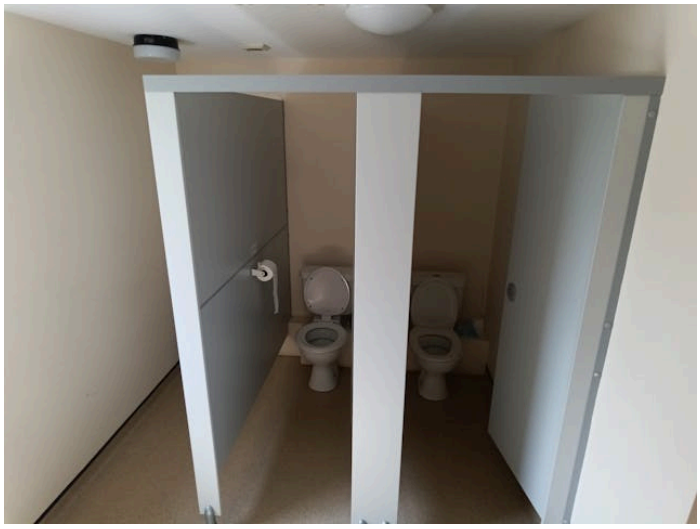
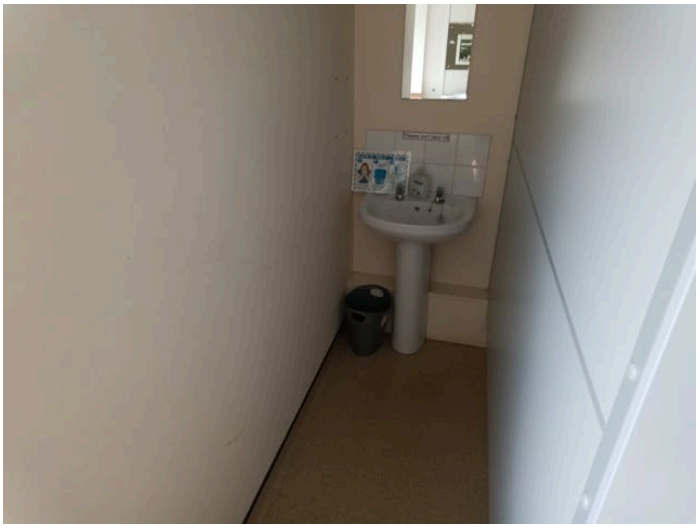
Main Building > 0 > 006 - Kitchen > Location Notes

Building	Main Building	**Level**	0
Location	006 - Kitchen	**Item**	
			
Location Notes	Vinyl flooring to concrete floor, plastered brick walls, wall mounted water heater, plasterboard ceiling		

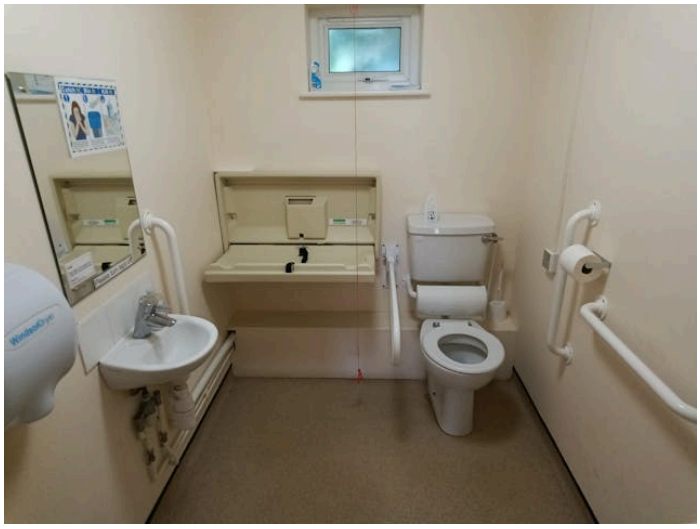
Main Building > 0 > 007 - Lobby > Location Notes

Building	Main Building	**Level**	0
Location	007 - Lobby	**Item**	
			
Location Notes	Altro flooring to concrete floor, plastered brick walls, plasterboard ceiling		

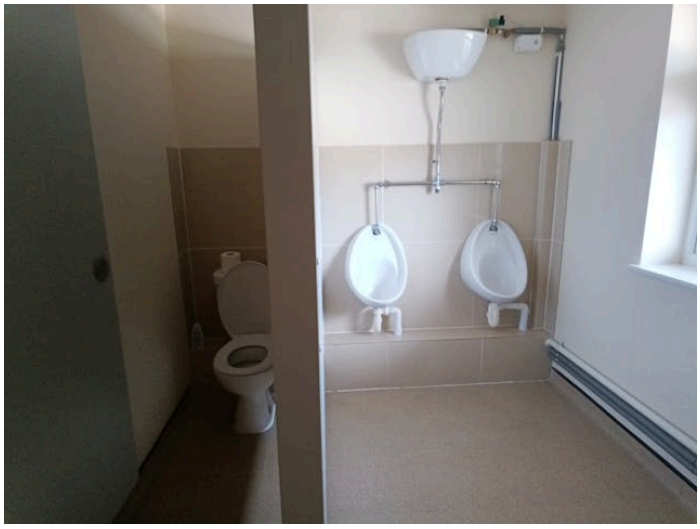
Main Building > 0 > 008 - Toilet > Location Notes

Building	Main Building	**Level**	0
Location	008 - Toilet	**Item**	
			
Location Notes	Altro flooring to concrete floor, plastered brick walls, ceramic amenities, plasterboard ceiling		

Main Building > 0 > 009 - Toilet > Location Notes

Building	Main Building	**Level**	0
Location	009 - Toilet	**Item**	
			
Location Notes	Altro flooring to concrete floor, plastered brick walls, ceramic amenities, plasterboard ceiling		

Main Building > 0 > 010 - Toilet > Location Notes

Building	Main Building	**Level**	0
Location	010 - Toilet	**Item**	
			
Location Notes	Altro flooring to concrete floor, plastered brick walls, ceramic amenities, plasterboard ceiling		

Main Building > 1 > 011 - Loft > Location Notes

Building	Main Building	**Level**	1
Location	011 - Loft	**Item**	
			
Location Notes	MMMF insulation to plasterboard ceiling, brick gable ends, timber battened roof		

Main Building > External > 012 - External > Location Notes

Building	Main Building	**Level**	External
Location	012 - External	**Item**	

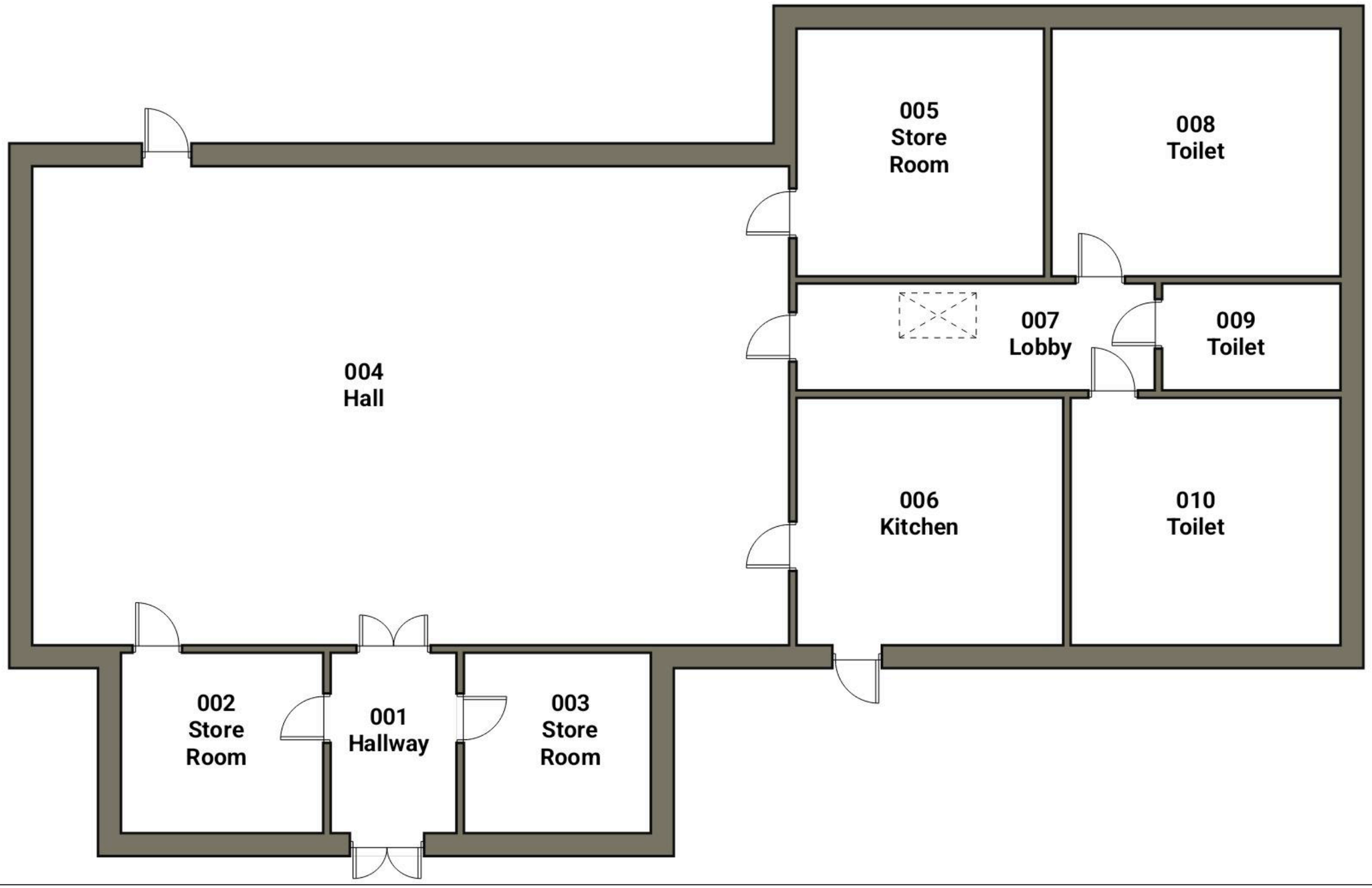
Location Notes	Masonry brick built, Upvc windows and doors, plastic rainwater goods, timber soffit boards and a clay tiled pitched roof

Appendices

Floorplans

See following pages...

Brimpton Village Hall
Cookham Common Road
Brimpton
RG7 4ST



Objectives

A Management survey is undertaken in order to evaluate the risks associated with asbestos in buildings in continued use (i.e. normal occupancy and ongoing maintenance activities). The survey is undertaken to ensure that no-one is put at risk from the presence of asbestos in the premises and that any ACMs are not accidentally disturbed.

The objective of a Management survey is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building and assess their condition. Samples from each type of suspect ACM found are collected and analysed to confirm or refute the surveyor's judgement. If the material sampled is found to contain asbestos, other similar homogeneous materials used in the same way in the building can be strongly presumed to contain asbestos.

Level of Identification

The level of identification is recorded as follows:

Identified

A sample of the material has been taken for laboratory analysis and a result obtained. The result may show an asbestos content or prove that the material does not contain asbestos.

Strong Presumption (aka "visually similar")

The material is strongly presumed to contain asbestos but no laboratory analysis has been carried out. Similar materials in the area may have been sampled to confirm the presence of asbestos or fibres may be clearly visible within the material.

Presumed

No asbestos fibres may be visible but asbestos is known to have been commonly used in the manufactured product. There is insufficient evidence to suggest that it is not an asbestos containing material.

Locations of No Access

All specified areas were accessed within the scope of this Management Survey. This does not include:

1. Solid walls and floors (excluding surfaces and coatings)
2. Live electrical boxes
3. Live Fixed plant and machinery
4. Stud partition voids and fixed ceilings

Bellspire Ltd has made every attempt to gain access to all areas. Please see the **Summary of Locations or Items of Limited Access (p. 4)** at the start of this report for areas that have not been accessed during the course of the survey.

Please Note: These areas must be presumed to contain asbestos and the refurbishment / demolition cannot proceed until further investigations can be made.

It is recommended that a surveyor from Bellspire Ltd attends site once any demolition / refurbishment works commence so as to identify any ACMs that may be present in the areas above or within the building and may only become evident once more of the structure is opened up.

Description of Survey

The scope of the asbestos survey was to include for the inspection of all reasonably accessible areas of the site.

During the survey, every reasonable effort was made to gain access to the areas identified within the survey brief. Areas, which were not accessed or surveyed are listed within the survey report and clearly noted as presumed asbestos locations, also where these areas apply:

- behind fixed wall, door or ceiling panels.
- beneath fixed floor coverings or floor boards.
- inside fixed risers or floor ducts.
- inside electrical, mechanical or heating equipment or external manholes and sewer pipes.

It should be noted that whilst the surveyor made every effort to examine all materials, we cannot guarantee that all asbestos containing materials have been located. Some materials may well be hidden within the fabric of the building or in other non-accessible areas, and may only come to light when the building is being refurbished or demolished.

The survey was undertaken in accordance with our in-house document "Procedures Manual 2 - Asbestos Surveys" and HSE HSG264 "Asbestos: The survey guide". The type of survey was Management survey, as defined in Section 2 of HSG264. A copy of which is available free from the HSE Books Website.

Representative samples of reasonably accessible materials suspected of containing asbestos were taken for subsequent analysis at a UKAS accredited laboratory.

Asbestos containing materials existing within areas not specifically covered by this report are outside the scope of the survey, but any suspicious material should be treated with caution and sampled accordingly.

Certain materials contain asbestos to varying degrees and some may be less densely homogeneous at certain locations (e.g. Artex). Every attempt has been made to ensure that samples are representative of the material as a whole.

The measurements in this report are approximate and should not be used for contractors to price abatement work. Where pricing work is to be undertaken it is the responsibility for the contractor to obtain the measurements ahead of submitting a quotation. It recommended that the report shall be read in conjunction with a Bill of Quantities and Technical Specification to identify methods and full extent of the abatement works.

The locations of sampling points, where applicable, are shown on the plan within Appendix II. **While this Management Survey report will cover routine and simple maintenance to the subject premises, any works that will disturb the fabric of the building MUST be preceded by a refurbishment survey. This employs much more intrusive investigation techniques than the standard Management Survey. These can be localised to the areas where refurbishments are being carried out.**

Method and Results of Bulk Analysis

Representative samples of reasonably accessible materials suspected of containing asbestos were taken by Bellspire Ltd for subsequent analysis at a UKAS accredited laboratory.

Analysis of the samples was carried out using recognised methods in strict compliance with the Health & Safety Executive guidelines issued within Appendix 2 of HSG248, entitled 'Asbestos in Bulk Materials - Sampling and Identification by Polarised Light Microscopy (PLM)'

Identification of asbestos fibres was based on the following analytical procedures: -

- A preliminary visual examination of the whole of the bulk sample was made to assess the sample type and the required sample treatment (if any). Where possible a representative sub-sample treatment was taken at this stage.
- Sample treatment was undertaken (if required) to release or isolate fibres.
- A detailed and thorough search under microscope was made to classify the fibre types present.
- Representative fibres were mounted in appropriate RI liquids on microscope slides.
- The different fibrous components were identified using a polarised light microscope.

The results of bulk sampling of suspect materials can be found in Appendix I of this report.

Risk Assessments and Recommended Actions

Risk assessments have been carried out in accordance with our document "Guidance on the Completion of Material Assessment Records".

There are two assessments of risk: -

Material Risk Assessment (MRA):

HSG 264 details the MRA algorithm for the purpose of establishing the relative potential of an Asbestos Containing Material (ACM) or presumed ACM to release fibres into the air in the event of it being disturbed in some way. The material risk assessment will give a good initial guide to the priority for management of the ACM as it will identify the materials which will most readily release airborne fibres if disturbed. A simple four parameter additive algorithm is used to assess the likely magnitude of fibre release from the material given a standard disturbance. Each of the parameters is scored and added to give a total MRA score of between 2 and 12.

The parameters which determine the amount of fibre release from an ACM are:

- Product type
- Extent of damage or deterioration
- Surface treatment
- Asbestos type

Sample Variable	Score	Examples of Score
Product Type (or Debris from Product)	1	Asbestos reinforced composites (plastics, resins, mastics, roofing felts, vinyl floor tiles, semi-rigid paints or decorative finishes, asbestos cement etc)
	2	Asbestos insulating board, mill boards, other low density insulation boards, asbestos textiles, gaskets, ropes and woven textiles, asbestos paper and felt
	3	Thermal insulation (eg pipe and boiler lagging), sprayed asbestos, loose asbestos, asbestos mattresses and packing
Extent of Damage / Deterioration	0	Good condition: no visible damage
	1	Low damage: a few scratches or surface marks; broken edges on board, tiles etc.
	2	Medium damage: significant breakage of materials or several small areas where material has been damaged revealing loose asbestos fibres
	3	High damage or delamination of materials, sprays and thermal insulation. Visible asbestos debris.
Surface Treatment	0	Composite materials containing asbestos: reinforced plastics, resins, vinyl tiles
	1	Enclosed sprays and lagging, asbestos insulating board (with exposed face painted or encapsulated), asbestos cement sheets etc.
	2	Unsealed asbestos insulating board, or encapsulated lagging and sprays
	3	Unsealed laggings and sprays
Asbestos Type	1	Chrysotile
	2	Amphibole asbestos excluding crocidolite
	3	Crocidolite

The material score determines the potential for a material to release asbestos fibres when disturbed. This score is then categorised to describe the potential:

Material Score	2	3	4	5	6	7	8	9	10	11	12
Category	Very Low			Low		Medium			High		

Priority Risk Assessment (PRA):

The MRA identifies the high risk materials, that is, those that will most readily release airborne fibres if disturbed. It does not automatically follow that those materials assigned the highest score in the MRA will be the materials that should be given priority for remedial action. To complete a comprehensive risk assessment for the ACM the likelihood of disturbance of the material also needs to be considered and the surveyor should be supported by persons with a detailed knowledge of the use of the premises to complete this. The following factors need to be taken into account in the PRA:

- Maintenance activity
- Occupant activity
- Likelihood of disturbance
- Human exposure potential

Scores between 0 and 3 are applied to each parameter under each factor heading. The scores for the parameters within each section are averaged to provide an average score for each factor detailed above. The average scores for each of the factors are added together to give the total PRA score. This will provide a total PRA score of between 0 and 12.

Assessment Parameter	Score	Examples of Score
Normal Occupant Activity		
Main Type of Activity in Area	0	Rare disturbance activity (eg little used store room)
	1	Low disturbance activities (eg office type activity)
	2	Periodic disturbance (eg industrial or vehicular activity which may cause contact with ACMs)
	3	High levels of disturbance, (eg fire door with asbestos insulating board sheet in constant use)
Likelihood of Disturbance		
Location	0	Outdoors
	1	Large Rooms or well-ventilated areas
	2	Rooms up to 100 sq metres in area
	3	Restricted or confined areas
Accessibility	0	Usually inaccessible or unlikely to be disturbed
	1	Occasionally likely to be disturbed
	2	Easily disturbed
	3	Routinely disturbed
Extent / Amount	0	Small amounts or single items (eg strings, gaskets)
	1	Less than 10 sq metres area, or 10 metre pipe run
	2	10 to 50 sq metres area or 10 to 50 metres pipe run
	3	More than 50 sq metres, or 50 metres pipe run
Average Score		Average of scores for **Location**, **Accessibility** and **Extent / Amount** *Maximum score of 3*
Human Exposure Potential		
Number of Occupants	0	None
	1	1 to 3
	2	4 to 10
	3	More than 10
Frequency of Use of Area	0	Infrequent
	1	Monthly
	2	Weekly
	3	Daily
Average Time Area is in Use	0	Less than 1 hour
	1	1 to less than 3 hours
	2	3 to less than 6 hours
	3	More than 6 hours
Average Score		Average of scores for **Number of Occupants**, **Frequency of Use of Area**, and **Average Time Area is in Use** *Maximum score of 3*
Maintenance Activity		
Type of Maintenance Activity	0	Minor disturbance (eg possibility of contact when gaining access)

table continued from previous page...

Assessment Parameter	Score	Examples of Score
	1	Low disturbance (eg changing light bulbs in asbestos insulating board ceiling)
	2	Medium disturbance (eg lifting one or two asbestos insulating board ceiling tiles to access a valve)
	3	High levels of disturbance (eg removing a number of asbestos insulating board ceiling tiles to replace a valve or for recabling)
Frequency of Maintenance Activity	0	Unlikely - almost never
	1	Less than once a year
	2	Less than once a month
	3	More often than once a month
Average Score		Average of scores for **Type of Maintenance Activity** and **Frequency of Maintenance Activity** *Maximum score of 3*
Total Score		

Details of the risk assessment are given on the individual material assessment records enclosed in the **Priority Rating Categories (p. 29)** section. The material and priority assessments scores are to be added together to give a total risk score as detailed below

2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Lowest Risk																						Highest Risk

The material assessment records also contain recommendations for management and control actions to ensure that areas of concern are made safe and the remaining asbestos material is managed safely.

The priority assessment is calculated by the surveyor at the time and point of the survey. It is the Client/Duty Holders responsibility to re-assess the priority assessment should condition or use of the material/area change. Bellspire Ltd are available to provide advice on how the Client/Duty Holder can complete this responsibility.

Work involving encapsulation or removal of asbestos should be undertaken by an asbestos removal contractor licensed under the provisions of the Asbestos Licensing Regulations 1983 (as amended 1998), and in accordance with Control of Asbestos Regulations 2012, and the supporting Codes of Practice and Guidance.

Notes:

- "Work with materials containing asbestos" 2012 (L143)
- "Working with asbestos cement" 1999 (HSG 189/2)

It should be noted that it is not a legal requirement to be licensed under the above regulations to work on certain products such as asbestos cement and bitumen. We are however of the opinion that such licensed contractors would have the experience, equipment and knowledge to enable the work to be completed to the necessary standard.

The building may have been subject to various refurbishments over the years and asbestos materials may have been removed at this time.

All asbestos containing materials found during this survey must be removed, as far as reasonably practicable under CAR regulations 2012 and CDM 2015 if the ACMs come into contact with any proposed works.

Priority Rating Categories

Priority	Description	Example	Likely Works
3 Low	Either no asbestos present or asbestos present, but in a location and condition not envisaged to adversely affect current use.	Asbestos containing composites such as WC cisterns or vinyl floor tiles in good condition, which are to remain.	These are materials which are of low risk on an MDHS (Method of Determining Hazardous Substances) rating, but would need to be recorded on an Asbestos Register and labelled to protect from accidental damage by site operatives.
2 Medium	Asbestos containing products, which are not of an immediate hazard if managed carefully, but are likely to need encapsulation or removal should they be affected by any future planned maintenance or building works.	Intact asbestos insulation boards on soffits above sealed suspended ceilings, intact or fire breaks in ceiling voids. Also composite materials that are subject to easy access and high disturbance.	Removal, encapsulate or manage long term depending on the material, location, condition and proposed works.
1 High	Asbestos found with a high risk of fibre release during current building use and may need immediate removal, enclosure or strict management procedures to prevent exposure to staff, contractors and public.	Damaged asbestos containing materials, loose constructed insulation materials, asbestos materials liable to impact damage.	As above. However PRIORITY 1 ratings will result in immediate measures needed to enclose or remove the material.

Survey Limitations

Every effort has been made to identify all asbestos materials so far as was reasonably practical to do so within the scope of the survey and the attached report. Methods use to carry out the survey were agreed with the client prior to any works being commenced.

The assessment was undertaken by a trained and experienced surveyor. It is always a possibility that asbestos containing materials may remain at the Site or an area covered by the survey after the survey has been completed for various reasons including:

- Asbestos materials existing within areas not specifically covered by this report are therefore outside the scope of the survey.
- Asbestos may well be hidden as part of the structure to a building and not visible until the structure is dismantled at a later date.
- Certain materials contain asbestos in varying degrees. Some may be less densely contaminated at certain locations (textured coatings for example).
- Asbestos containing materials may be hidden or obscured by other items or covered by one or more finishes. Where this is the case, then detection will be impaired.
- Access for the assessment may be restricted for reasons beyond our control, for example height, confined spaces, live electrical equipment, inconvenience to others or immovable obstacles. Bellspire Ltd have a duty of care under the Health and Safety at Work Act 1974 both to their staff and others.
- No access was gained beyond sampled materials pending laboratory analysis owing to risk of contamination. Further investigations may be required following the issue of this report.
- Where a survey is carried out under the guidance of the owner of the property, or his representative, then the scope of the survey will be as per his/her instructions and guidance at that time.
- Bellspire Ltd cannot be held responsible for necessary damage caused as part of this survey due to the nature of sampling for asbestos.
- All extents quoted are approximations and are given for guidance purposes only. This report should not be solely used as a tender document.

Textured Coatings – important note:

Sampling methods carried out in accordance with HSG 264 may not always identify asbestos through analysis for asbestos fibre; this is due to the often inconsistent nature of the material. Where "No Asbestos Detected" or a mixture of results are recorded, then asbestos containing textured coatings may not always be correctly represented by the sampling process. Specialist SEM (Scanning Electron Microscopy) analysis of "No Asbestos Detected" samples may provide a greater degree of certainty as to the presence of asbestos fibres within samples taken from textured coatings.

Types of Asbestos Survey

HSG 264 (Asbestos: The Survey Guide) describes two types of survey:

Management Surveys

A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACMs in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition. Management surveys can involve a combination of sampling to confirm asbestos is present or presuming asbestos to be present.

Refurbishment and Demolition Surveys

A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACMs in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, eg when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.

Asbestos Materials

Asbestos is a naturally occurring mineral composed of soft and flexible fibers that are resistant to heat, electricity and corrosion. These qualities make the mineral useful, but they also make asbestos exposure highly toxic.

Asbestos is a group of six naturally occurring fibrous minerals composed of thin, needle-like fibers. Exposure to asbestos causes several cancers and diseases, including mesothelioma and asbestosis.

Asbestos Morphology

Mineral Group	Fibre Type	Common Name
Serpentine	Chrysotile	White
Amphibole	Amosite	Brown
	Crocidolite	Blue
	Anthophyllite	n/a
	Tremolite	n/a
	Actinolite	n/a

Note: *Anthophyllite was used in limited quantities for insulation products and construction materials. It also occurs as a contaminant in chrysotile asbestos, vermiculite and talc. Tremolite and actinolite are not used commercially, but they can be found as contaminants in chrysotile asbestos, vermiculite and talc.*